

**FLATHEAD COUNTY BOARD OF ADJUSTMENT
MINUTES OF MEETING
OCTOBER 2, 2007**

CALL TO ORDER The regular meeting of the Flathead County Board of Adjustment was called to order at approximately 6:00 p.m. Committee members present were Tony Sagami, Gina Klempel, and Mark Hash. Kirsten Holland and George Smith represented the Flathead County Planning & Zoning Office (FCPZ).

There were approximately five people in the audience.

APPROVAL OF MINUTES Klempel made a motion, seconded by Sagami, to approve the August 7, 2007 meeting minutes.

The motion was carried by quorum.

FREDENBURG (FZV-07-07) A request by Orin & Glenna Fredenberg for a Zoning Variance to property within the Airport West Zoning District, zoned AG-80 (agricultural). The applicant is requesting a variance to Section 3.04.040.1 (minimum lot area) of the Flathead County Zoning Regulations. The property is located at 2648 Trumble Creek Road in Kalispell, and can legally be described as Tract 2G in Section 34, Township 30 North, Range 21 West, P.M.M., Flathead County, Montana.

STAFF REPORT Kirsten Holland, of the Flathead County Planning & Zoning Office, reviewed Staff Report FZV-07-07 for the Board.

BOARD QUESTIONS None.

APPLICANT Orin Fredenburg, applicant, said he was raised on the same piece of land since 1935. He can't buy new farm machinery to keep the farm going and the land isn't getting taken care of like it should be. His health isn't holding up and he can't farm anymore.

PUBLIC COMMENT None.

STAFF REBUTTAL None.

**APPLICANT
REBUTTAL
BOARD
DISCUSSION**

None.

Klempel asked if the airport had entertained the idea of buying the property.

Holland said the airport doesn't actively go out and try to purchase land.

Sagami said his father's retirement was selling his farm and he would like to see the Board bend over backwards to help farmers.

**MOTION TO
APPROVE**

Sagami made a motion seconded by Wagner to approve FZV-07-07.

**ROLL CALL
APPROVE**

On a roll call vote the motion passed unanimously.

**HADLEY
(FCU-07-13)**

A request by Kevin & Michele Hadley for a Conditional Use Permit, to operate a mini-storage facility in the Evergreen Zoning District, zoned I-1. The proposed site is located at 1077 Whitefish Stage Road in Kalispell and can further be described as Tract 8A and 9A in Section 05, Township 28 North, Range 21 West, P.M.M. Flathead County, Montana.

STAFF REPORT

George Smith, of the Flathead County Planning & Zoning Office, reviewed Staff Report FCU-07-13 for the Board.

**BOARD
QUESTIONS**

Klempel asked about adding a completion cause to the Staff Report.

Smith said he would add a completion cause. He said the applicant was going to eliminate the smaller storage units.

APPLICANT

Ken Yachechak is one of the partners for Buffalo Chip Partners. The partnership developed River View Greens. He owns the Meridian Mini Storage facility that is within the city limits. He had no problem with the landscaping conditions and intended to landscape the side of Whitefish Stage. He believes in "black sky" lighting and thinks the project will have a very low impact on the area. He intends to use a kiosk business. The completion date is not a problem and he hopes to be completed by summer of 2008. He plans on painting the storage units tan and would have a total of 330 units.

**PUBLIC
COMMENT**

None.

STAFF REBUTTAL	None.
APPLICANT REBUTTAL	None.
BOARD DISCUSSION	None.
MOTION TO APPROVE	Wagner made a motion seconded by Klempel to approve FCU-07-13.
ROLL CALL	On a roll call vote the motion passed unanimously.
OLD BUSINESS	None.
NEW BUSINESS/ PUBLIC COMMENT	None.
ADJOURNMENT	The meeting was adjourned at approximately 6:45 on a motion by Wagner seconded by Klempel. The next meeting will be held at 6:00 p.m. on November 6, 2007.

Scott Hollinger, Chairperson

Kayla Kile, Recording Secretary

APPROVED AS SUBMITTED/CORRECTED: 11/6/07